



# DeKalb County Zoning Board of Appeals

Department of Planning & Sustainability  
330 Ponce De Leon Avenue, Suite 300  
Decatur, GA 30030



Michael L. Thurmond  
Chief Executive Officer

Wednesday, May 12, 2021 at 1:00 PM

## Planning Department Staff Analysis

**D6 Case No:** A-21-1244710      **Parcel ID(s):** 18-110-05-003

**Commission District: 02 Super District 06**

**Applicant:** Gail Mooney  
657 Lake Drive  
Snellville, GA 30039

**Owner:** Schwarzmer Yehonatan & Schwarzmer Malka  
1523 Beechcliff Drive NE  
Atlanta, GA 30329

**Project Name:** 1523 Beechcliff Drive NE

**Location:** The property is located south of Beechcliff Drive, at 1523 Beechcliff Drive Northeast, Atlanta, GA 30329.

**REQUEST:** Variance from Chapter 27- 2.2.1. - Dimensional requirements of the *DeKalb County Zoning Ordinance* to reduce the rear yard setback from 40 feet to 27.5 feet and the eastern side yard setback from 8.5 feet to 5.0 feet for a proposed rear addition, relating to the R-85 zoning district.

**Staff Recommendation:** "Withdrawal" without prejudice. The applicant has decided to conform to the dimensional requirements per the R-85 zoning district.



DeKalb County Department of Planning & Sustainability

Hon. Michael Thurmond
Chief Executive Officer

Andrew Baker, AICP,
Director

ZONING BOARD OF APPEALS APPLICATION FOR PUBLIC HEARING
(VARIANCES, SPECIAL EXCEPTIONS, APPEALS OF ADMINISTRATIVE DECISIONS)

BOA No. \_\_\_\_\_

Applicant and/or
Authorized Representative Gail Mooney

Mailing Address: 657 Lake Dr

City/State/Zip Code: Snellville Ga, 30039

Email: Gail Mooney

Telephone Home: 770-558-7895 Business: Fax No.:

OWNER OF RECORD OF SUBJECT PROPERTY

Owner: SCHWARZMER YEHONATAN SCHWARZMER MALKA

Address (Mailing): 1523 BEECHCLIFF DR NE

City/State/Zip Code: ATLANTA GA 30329

Email: malkars7@gmail.com

Telephone Home: 718-406-5948 Business: Fax No.:

ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: 1523 BEECHCLIFF DR City: ATLANTA State: GA Zip: 30329

District(s): 18TH Land Lot(s): 110 Block: B Parcel: 18 110 05 003

District(s): Land Lot(s): Block: Parcel:

District(s): Land Lot(s): Block: Parcel:

Zoning Classification: R85 Commission District & Super District: 2 & 6

CIRCLE TYPE OF HEARING REQUESTED

- VARIANCE (From Development Standards causing undue hardship upon owners of property.)
SPECIAL EXCEPTIONS (To reduce or waive off-street parking or loading space requirements.)
OFFICIALS APPEALS OF ADMINISTRATIVE DECISIONS.

TO BE COMPLETED BY PLANNING AND SUSTAINABILITY DEPARTMENT

Date Received: \_\_\_\_\_

Fee Paid: \_\_\_\_\_



DeKalb County  
GEORGIA

3

ZONING BOARD OF APPEALS APPLICATION

AUTHORIZATION TO REPRESENT THE PROPERTY OWNER

I hereby authorize the staff and members of the Zoning Board of Appeals to inspect the premises of the Subject Property

I hereby certify that the information provided in the application is true and correct.

I hereby certify that I am the owner of the property and that I authorize the applicant/agent to apply for a hearing to the Zoning Board of Appeals for the requests as shown in this application

DATE: 2/28/21

Applicant/Agent  
Signature

TO WHOM IT MAY CONCERN:

(I) (WE) Yehonatan Schwarzmer, Malka Schwarzmer  
(Name of Owners)

being (owner/owners) of the property described below or attached hereby delegate authority to:

GAIL MOONEY

(Name of Applicant or Representative)

To file an application on (my) / (our) behalf

Notary Public

Notary Public

Notary Public



Malka J Schwarzmer  
Owner

Y Schwarzmer  
Owner

\_\_\_\_\_  
Owner



SURVEY SYSTEMS ATLANTA  
657 LAKE DR, SW  
ATLANTA, GA 30039  
770-558-7895

Dekalb County Variance Letter

RE: 1523 Beechcliff Dr

March 1, 2021

To Whom It May Concern:

The lot located at 1523 Beechcliff is zoned R-85. Existing rear setback of 40' and side setback of 8.5'.

The Owner's of the property at 1523 Beechcliff Dr need to erect an addition with handicapped access, to accommodate care of an elderly parent.

1. Due to the extreme topography of the front yard and the orientation of the current home, given the angle of lot, we are requesting a variance to South setback from 40' to 27.5' and the East setback from 8.5' to 5.0'
2. The requested variance does not go beyond the minimum necessary to afford relief and does not grant a special privilege inconsistent with the limitations upon other properties in the zoning district in which the property is located.
3. The grant of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district in which the subject property is located.
4. The literal interpretation and strict application of the applicable provisions or requirements of this chapter would cause undue and unnecessary hardship.

Sincerely

*Gail Mooney*

Gail Mooney, Applicant for property owner

ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE.

NOTE: PROPERTY LINES SHOWN ON THIS MAP/PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALL LINES, SHRUB & HEDGE LINE, HOUSE LOCATIONS, ETC.) THEY MAY DIFFER AND BE IN CONTENTION FROM EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEYOR OPINIONS AND/OR NEIGHBORS SURVEYS/PLATS. A FULL LAND TITLE REPORT OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND CONTIGUOUS PROPERTIES MAY BE NEEDED TO RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR DISCREPANCIES.

THIS MAP/PLAT WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. THIS MAP/PLAT IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT.

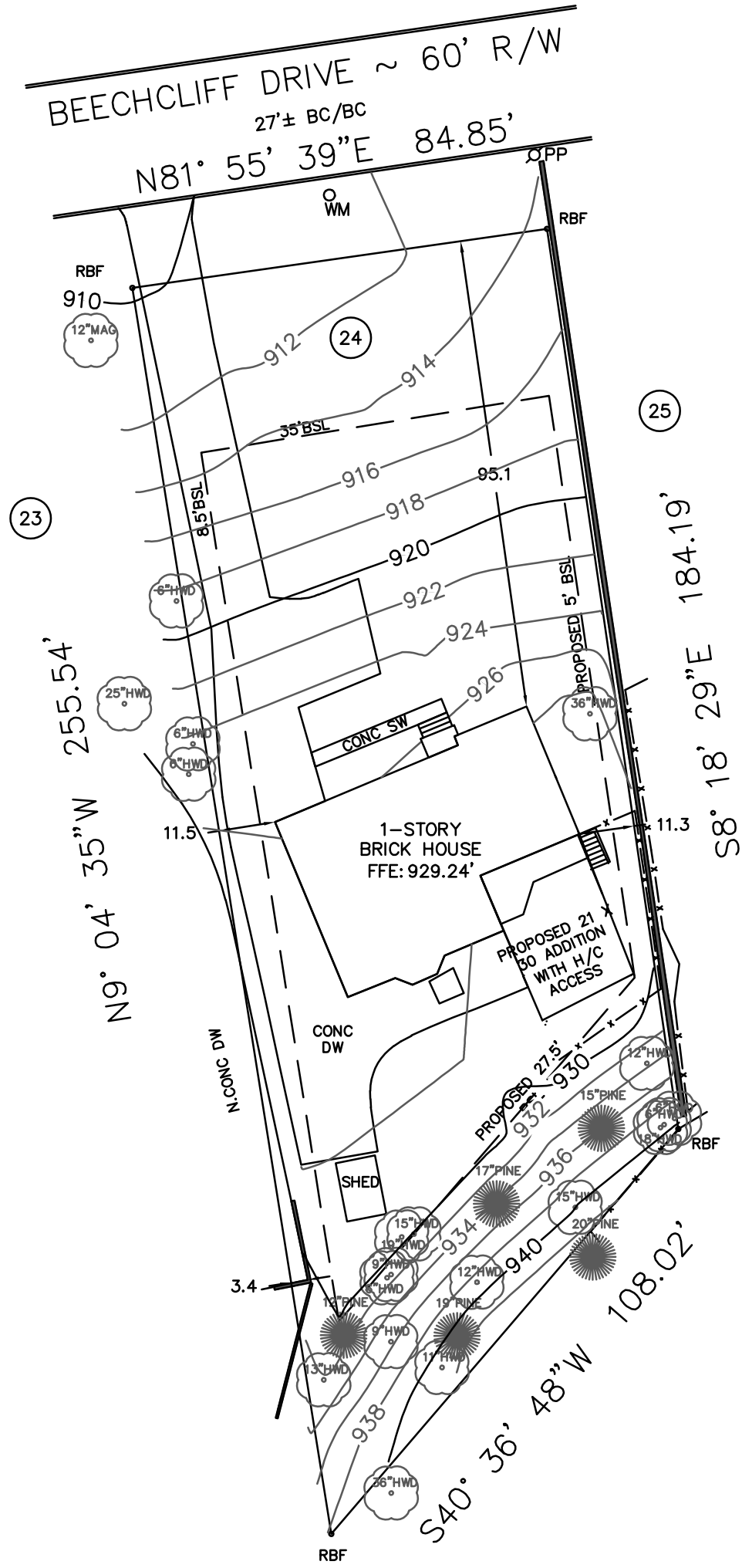
BUILDING LINES SHOWN HEREON DERIVED FROM VARIOUS ONLINE SOURCES. THEY MAY BE IN CONTENTION WITH OR DIFFER FROM INTERPRETATIONS OF GOVERNING AUTHORITIES. IT IS THE CLIENT'S OBLIGATION TO CONFIRM WITH PERMITTING AGENCIES BASED ON THEIR SPECIFIC CONSTRUCTION PROJECTS.

~ THIS MAP/PLAT HAS BEEN FIELD RUN WITH ASSUMED ELEVATIONS, THEN ADJUSTED TO NAVD 88 BASED ON MULTIPLE OBSERVATIONS FROM GOOGLE EARTH SATELLITE IMAGERY OR OTHER ONLINE SOURCES. THE ELEVATIONS SHOWN HEREON ARE +/- 1' (± ONE FOOT).

TREE SYMBOLS ARE NOT TO SCALE. TREE SYMBOLS REPRESENT POSITION OF TREE & ARE NOT THE CRITICAL ROOT ZONE (NOT DRIPLINE).

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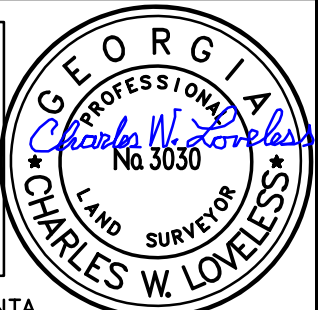
NO DETERMINATION OF FLOOD HAZARD HAS BEEN MADE FOR THIS PROPERTY BY THIS SURVEYOR.

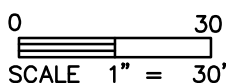


**\* LEGEND \***

- NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT.
- AKA ALSO KNOWN AS
  - APD AS PER DEED
  - APP AS PER PLAT
  - BSL BUILDING (SETBACK) LINE
  - CP COMPUTED POINT
  - CTP CRIMP TOP PIPE FOUND
  - D DEED (BOOK/PAGE)
  - DW DRIVEWAY
  - EP EDGE OF PAVEMENT
  - FFE FINISH FLOOR ELEVATION
  - FKA FORMERLY KNOWN AS
  - IPF IRON PIN FOUND
  - L ARC LENGTH
  - LL LAND LOT
  - LLL LAND LOT LINE
  - N NEIGHBOR'S
  - N/F NOW OR FORMERLY
  - NAIL NAIL FOUND
  - P PLAT (BOOK/PAGE)
  - POB POINT OF BEGINNING
  - POC POINT OF COMMENCEMENT
  - R RADIUS LENGTH
  - R/W RIGHT-OF-WAY
  - RBF REINFORCING BAR FOUND (1/2" UNO)
  - RBS 1/2" REINFORCING BAR SET
  - SW SIDEWALK
  - SSE SANITARY SEWER EASEMENT
  - SSCO SANITARY SEWER CLEANOUT
  - X- FENCE LINE
  - WALL

RELEASED FOR CONSTRUCTION

<p>PROPERTY ADDRESS: 1523 Beechcliff Dr NE Atlanta, GA 30329</p> <p>LAND AREA: 18338 SF 0.421 AC</p> <p>IMPERVIOUS AREA: EXIST= 5758 SF=31.4% PROPOSED: 630 SF TOTAL: 6388 = 34.8%</p> <p>ZONING: R-85</p>	<p>VARIANCE PLAT PREPARED FOR: 1523 Beechcliff Dr NE</p> <p>LOT 24 BLOCK B BILTMORE ACRES SUBDIVISION</p> <p>LAND LOT 110 18th DISTRICT</p> <p>DeKALB COUNTY, GEORGIA</p> <p>LOCATED IN UNINCORP</p> <p>REFERENCE: PLAT BOOK 24, PAGE 93 REFERENCE: DEED BOOK 15195, PAGE 131</p>	<p>BY: NH</p> <p>FIELD DATE: 1-27-2021</p> <p>DRAWN DATE: 1-29-2021</p> <p>TW</p> <p>ALL MATTERS OF TITLE ARE EXCEPTED. NOT TO BE RECORDED NOR USED TO CONVEY PROPERTY.</p>	  <p>SURVEY SYSTEMS ATLANTA 2156 W Park Ct, Ste D, Stone Mtn, GA 30087 COA #LSF000867, info@SurveySystemsAtlanta.com Cell 678-591-6064 ~ Office 404-760-0010</p>
<p>SURVEY SYSTEMS &amp; ASSOC., INC. ASSUMES NO LIABILITY OR RESPONSIBILITY FOR ERRORS OR OMISSIONS ON DEMO OR SITE PLANS. IT IS THE CLIENT'S RESPONSIBILITY TO REVIEW PLANS FOR COMPLETENESS AND ACCURACY. ANY REDLINES, COMMENTS, CORRECTIONS, ALTERATIONS, ETC. (FROM ANYONE EXCEPT THE CLIENT) SHALL BE DEEMED AS BILLABLE AND ADDITIONAL CHARGES SHALL APPLY.</p>		<p>REVISIONS:</p>	<p>24 HR CONTACT: MALKA SCHWARZMER 718-406-5948</p>



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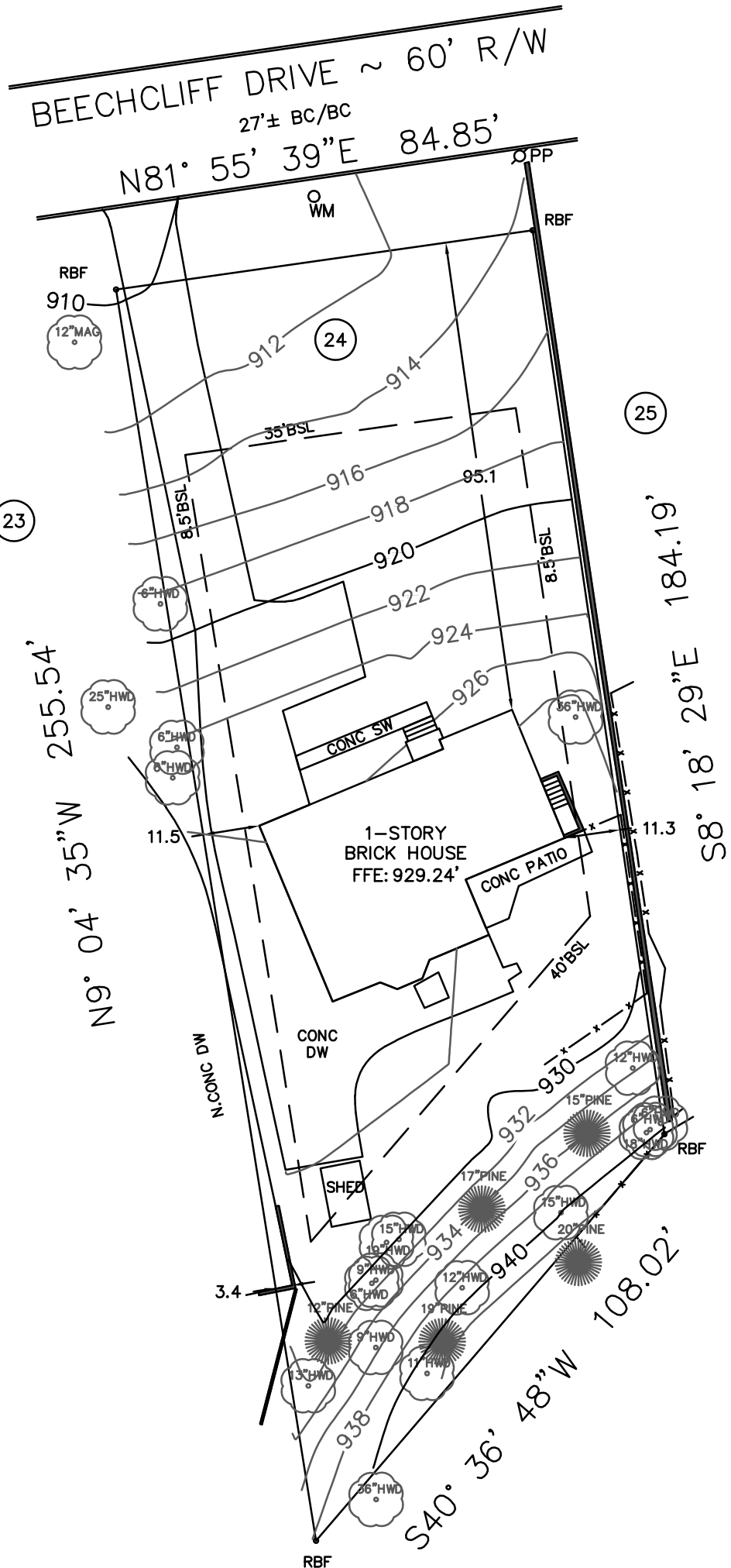
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| N NEIGHBOR'S                |                                      |

PROPERTY ADDRESS:  
1523 Beechcliff Dr NE  
Atlanta, GA 30329

LAND AREA:  
18338 SF  
0.421 AC

IMPERVIOUS AREA:  
EXIST= 5758 SF=31.4%

ZONING: R-85

PLAT PREPARED FOR:  
1523 Beechcliff  
Dr NE

LOT 24 BLOCK B BILTMORE ACRES SUBDIVISION

LAND LOT 110 18th DISTRICT

DeKALB COUNTY, GEORGIA

FIELD DATE: 1-27-2021

BY:

NH

LOCATED IN UNINCORP

DRAWN DATE: 1-29-2021

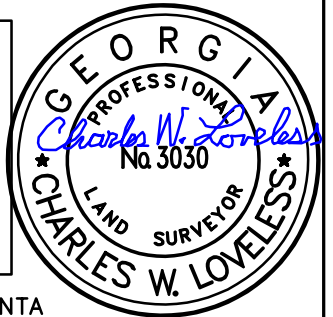
TW

REFERENCE: PLAT BOOK 24, PAGE 93  
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THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 40,000+ FEET. AN ELECTRONIC TOTAL STATION WAS USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.



SURVEY SYSTEMS ATLANTA  
2156 W Park Ct, Ste D, Stone Mtn, GA 30087  
COA #LSF000867, info@SurveySystemsAtlanta.com  
Cell 678-591-6064 ~ Office 404-760-0010

